



3 Bedrooms



1 Bathroom



2 Reception Rooms



Large Driveway



Picturesque Rear Garden



EPC Band D

Council Tax

Band E
- £2,644.91 2025-2026

Local Authority
Enfield

 **ashtons**
for life's great moves



Mayfield Avenue, N14
Guide Price £850,000.00 Freehold

Mayfield Avenue, N14

A stunning three bedroom semi detached family home situated in a popular cul-de-sac location within walking distance of Southgate station, high street shops and renowned local schooling. Being sold with no onward chain.

Description

Nestled in a sought-after turning just moments from Southgate High Street, this charming three bedroom semi-detached family home offers a perfect blend of comfort and convenience.

Upon entering, you're greeted by a spacious entrance hallway leading to a generous living room featuring a bay window that bathes the space in natural light. To the rear, the sizable dining room provides access to the rear garden, creating an ideal setting for family gatherings. The separate kitchen is equipped with integrated appliances and ample storage, catering to all your culinary needs.

Upstairs, you'll find three well-proportioned bedrooms, each offering a peaceful retreat. The principal bedroom boasts built-in storage, enhancing the home's practicality. A separate toilet and bathroom serve the upper floor, ensuring convenience for all.

Externally, the property features a hardstanding driveway to the front, providing off-street parking for multiple vehicles. The rear garden is a delightful space, with a large patio area leading to a well-maintained lawn, all overlooking the picturesque Walker Cricket Ground.

Offered with no onward chain and plenty of scope to extend subject to local planning permission, this home is ready for you to move in and make it your own.

Agents Note: In accordance with the Estate Agents Act 1979, this property is owned by an employee of Ashtons.

Location

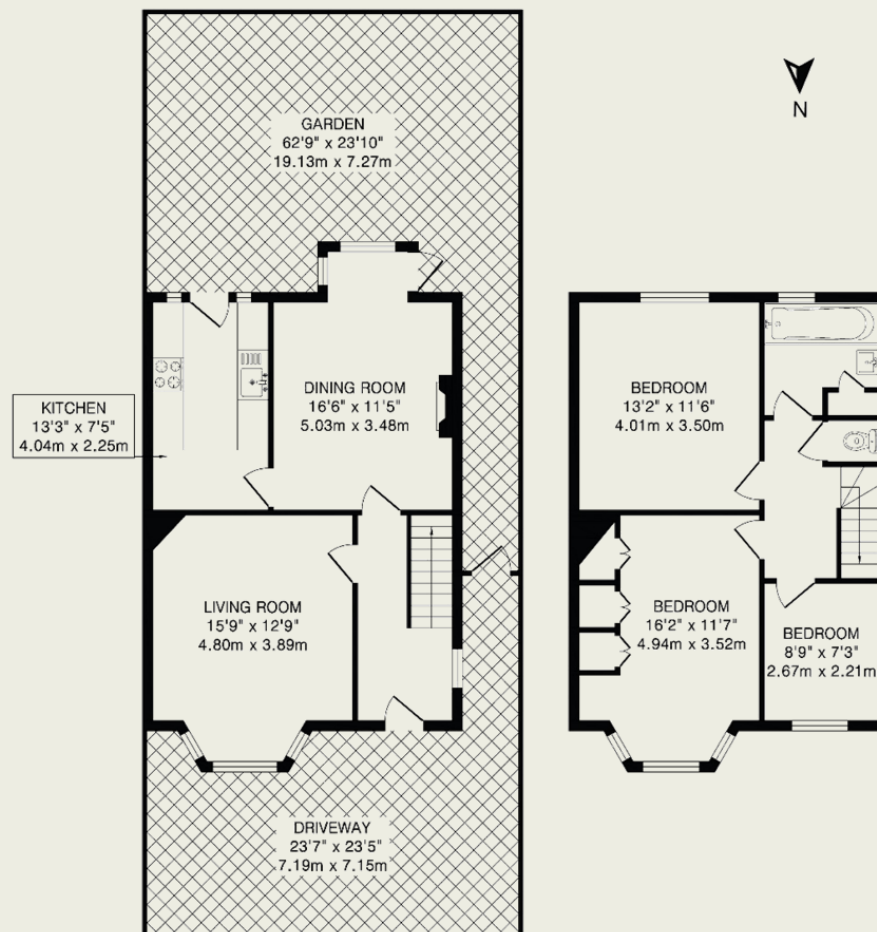
Mayfield Avenue is a quiet turning within walking distance to Southgate station and high street shops. Renowned local schooling for all age groups is also within walking distance.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Ground Floor
544 sq.ft.(50.5 sq.m)approx.

First Floor
527sq.ft.(49.0 sq.m)approx.

TOTAL FLOOR AREA: 1071 sq.ft.(99.5 sq.m)approx.
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